



## 638 3rd Street Canmore Alberta

\$1,325,000

This unique alpine-influenced townhome in South Canmore stands out with its distinctive design. As an end unit in a row of townhomes, it boasts windows on three sides, offering a private and airy ambiance. The spacious second-level balcony, with its south and west exposure, is shaded by mature trees, providing a perfect spot to enjoy panoramic views stretching from Grotto Mountain across the south ranges to Ha-Ling and the Rundle Range. The living room, centered around a gas fireplace, features west-facing windows that capture stunning sunsets. Each of the three bedrooms includes its own ensuite bathroom, ensuring comfort and privacy. The current kitchen pantry space can be easily converted back into a two-piece bathroom, if desired. The home includes a single-car garage for storing mountain gear, as well as driveway and on-street parking. Two upper-level bedrooms offer breathtaking mountain vistas, while the main-level third bedroom serves as an excellent guest room or home office. Ideally situated between the Bow River and Main Street, this townhome provides quintessential Canmore living with convenient access to local amenities. (id:6769)

Kitchen 10.00 Ft x 9.67 Ft  
Dining room 13.00 Ft x 10.92 Ft  
Living room 18.92 Ft x 14.08 Ft  
Other 26.08 Ft x 6.42 Ft  
Primary Bedroom 14.58 Ft x 12.08 Ft  
Bedroom 13.17 Ft x 9.67 Ft  
3pc Bathroom 8.42 Ft x 6.00 Ft

4pc Bathroom 10.00 Ft x 5.42 Ft  
Storage 9.17 Ft x 3.58 Ft  
Storage 8.58 Ft x 3.58 Ft  
Foyer 6.75 Ft x 3.75 Ft  
Laundry room 10.00 Ft x 5.67 Ft  
Bedroom 11.42 Ft x 10.50 Ft  
3pc Bathroom 10.00 Ft x 5.42 Ft

Listing Presented By:



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